

Westmont Board Meeting Notes
June 18, 2012

Attendees: Shirley Knese, Mike Perry, Kris Johnson, Tony Fink, Pam Tittle, Barb Kolom, Brenda Flagler

Call To Order:

Meeting came to order at 6:45.

May minutes passed with a motion from Kris and Brenda seconded the motion.

Financial:

Kris provided the May financial statements to the board. Year to date current earnings for 2012 are \$9,059. Summit lawn maintenance was our large expense for May, \$9,098. Deffenbaugh still charging \$1743 , should start new contract fee in June. Kris spoke with Deffenbaugh and we will not receive a retroactive charge due to their delay in billing.

Delinquent dues for May were discussed. We still have two residents on the delinquent list. One resident is paying current dues and wants to discuss the delinquent amount with Kris. Kris and Pam will have a meeting with the homeowner Tuesday, June 19th. The other case went to court; we won a judgment for dues and attorney fees.

Mike will have Acme Sign finalize a contract for the entrance signs. Kris will arrange for HA-KC to write the deposit check. Signs should be installed by July. Kris did check on our insurance coverage with HA-KC and they will not cover damage as a result of hail.

Lawn & Garden:

Tony cancelled the June 21st mowing due to the dry hot weather. He said he had received many calls regarding chiggers in the lawns. Tony requested the board to approve an application for the chiggers, the board all agreed. He also wanted Summit to make the application when they applied the fertilizer due this week. By setting up both applications together we would save dollars.

Tony has completed the light repair for the 119th entrance.

Tony had a couple complaints to report about the lawn service. We had one lawn that was not mowed and a latch broken on a homeowner's gate. Both the complaints will be corrected. Tony requested a notice to be put in the newsletter that Ken Knese will be assisting with concerns about the lawns.

Shirley reported Ken will have the final walk through with Pinnacle on June 19th. After some adjustments are made and all is in good working order we will approve the final payment.

Property Value:

Mike reported the inspections were completed, but he was still to receive the final inspection sheets from some of the volunteers. Mike to collect the balance of the inspections and send copies to the board. Shirley will work on the letter to send out with the inspections. We will discuss the letter and inspections at the July board meeting.

Barb reported she has seven homeowners interested in soliciting bids to replace or repair driveways. Barb has agreed to have the initial meeting at her home July 9th. Barb will put a notice in the July newsletter.

In May, a resident requested the board to review their plans for a deck addition to the front of the home. The board agreed to have the attorney send a letter rejecting her application for the deck addition. Four members of the board met with the

attorney on May 24th to review the restrictions and the proposed deck. On June 15th we had a response from the resident's attorney and this was reviewed at the meeting. The board voted unanimously against the suggested revisions to the deck addition. Kris will email our response to the attorney expressing our concerns to preserve the character of the subdivision.

The board has received calls and emails about a purple deck at 8306 W. 120th. Shirley and Pam went to the house last week to view the deck. No one answered the door that evening for any discussion. Homeowners have expressed we have standards and restrictions that prohibit wild colors that will decrease property values in the subdivision. Shirley, Barb and Pam will visit the homeowner June 20th.

Communication/Social Activities/New Business:

Shirley and Pam had discussion about the 2012 directory. We are still trying to acquire some of the phone numbers, but have not been able to contact some of the residents. Shirley suggested changing the format by adding a welcome page and expanding on the guidelines, rules and maintenance. All members agreed with making the changes. Pam plans to meet with HA-KC by early July to review the directory.

Brenda asked about setting a date for the annual neighborhood picnic. Saturday, September 22nd is the date scheduled, in hopes the weather is not too hot. We will have more information at the next board meeting.

Brenda suggested making a hang file for the association to file all correspondence for each homeowner. Brenda will purchase the file and set it up for our next meeting. The board all agreed it would be a good addition for organizing our records.

Meeting Adjourned:

Next board meeting will be July 16, 2012 at 6:30.